

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K37

B1. Historic Name: Unknown

B2. Common Name: Miller House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: Assessor's Year Built and Effective Year: 1945

Modifications (c.1990s) include a storm door and roofing material.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. This house retains its integrity of location, design, setting, materials, workmanship, feeling, and association since it and its lot appear to be nearly unmodified since original construction (except for a storm door and metal roofing). Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

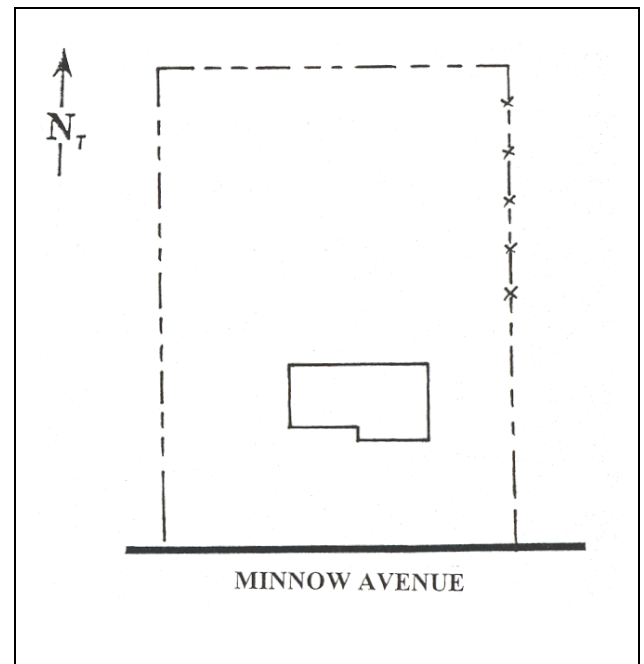
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K38

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N ; R 18E ; NW ¼ of SE ¼ of Sec.19 ; Mt. Diablo B.M.

c. Address 8827 Minnow Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

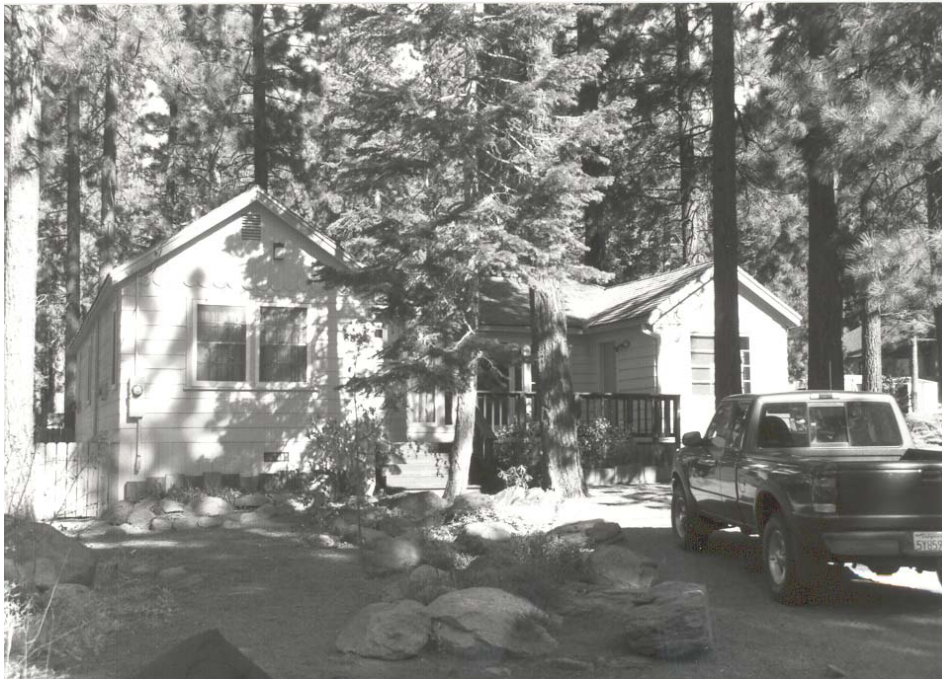
mN

e. Other Locational Data: APN 090-191-017

*P3a. Description: This building is a one-story H-plan wood frame house. It has a cross-gable roof with open eaves and fascia, clad with milled wood shingles. Walls are clad with lap wood siding and decorative plank gable ends. Windows are all wood, including 1/1 and 2/2 double-hung, pairs of four-light casement, and fixed with one light. The door is recent with diamond-shaped lights. The building appears to have several additions, but all appear historic. The open front deck appears to be recent. Several native trees are on the property.

*P3b. Resource Attributes: HP2 (single family property)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-191-017, View NE.

Roll KBB1, Fr.15. 10-30-02, 10:50 AM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1947

*P7. Owner and Address:

Shoberg; John Lewis and Suzanne Marie

P.O. Box 2267 Kings Beach CA 96143

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 10-30-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K38

B1. Historic Name: Unknown

B2. Common Name: Shoberg House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built and Effective Year: 1947

Several additions appear to date to the 1950s. A recent (c.1990s) deck and door have been added.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a vacation house. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

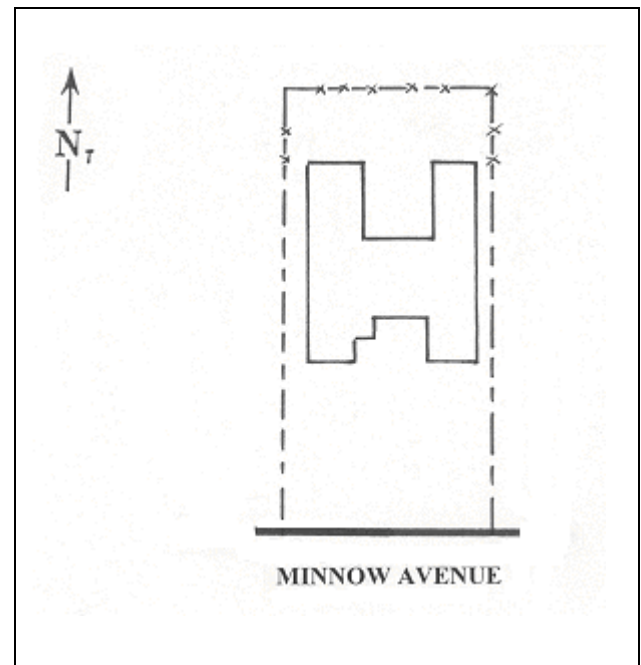
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September, 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K39

P1. Other Identifier: Blue Waters Lodge

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; NW ¼ of SE ¼ of Sec. 19 ; Mt. Diablo **B.M.**

c. Address 221 Chipmunk Street

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-192-053

***P3a. Description:** This property includes four apartment buildings on a corner lot. Much of the lot is paved for parking but several native trees survive.

Building D is a one-story rectangular plan wood frame house. It has a gable roof with open eaves and exposed rafters, clad with composition shingles. The building has an inset corner entry porch. Walls are clad with wood V-rustic siding. Windows are wood 4/4 and 4/1 double-hung, 8 light fixed, and 12 light fixed. It has a panel door. There do not appear to be any modifications.

***P3b. Resource Attributes:** (HP3) multiple family property; (HP2) single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
Overview. Building A at right,
Building D at left, View NW.
Roll KBB3, Fr.34. 11-14-02, 2:09 PM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

c. late 1940s for Building D based on
field observation

***P7. Owner and Address:**

Franklin; Charles H and Aleice P.

4320 Big Bend Rd.

Oroville, CA. 95965

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 11-14-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K39

B1. Historic Name: Unknown

B2. Common Name: Blue Waters Lodge

B3. Original Use: Apartments

B4. Present Use: Apartments

*B5. Architectural Style: Minimal Traditional and Shed

*B6. Construction History: The assessor's database does not have dates for these buildings. Based on design and materials, it appears that Building D is the oldest and constructed during the late 1940s. Building D does not appear to have been modified.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date:

Original Location:

*B8. Related Features: Apartment buildings A and B (c. late 1960s); Apartment building C (c.1970s).

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. The integrity of Building D has been diminished by the presence of three much larger post-1956 buildings on the property. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: None available.

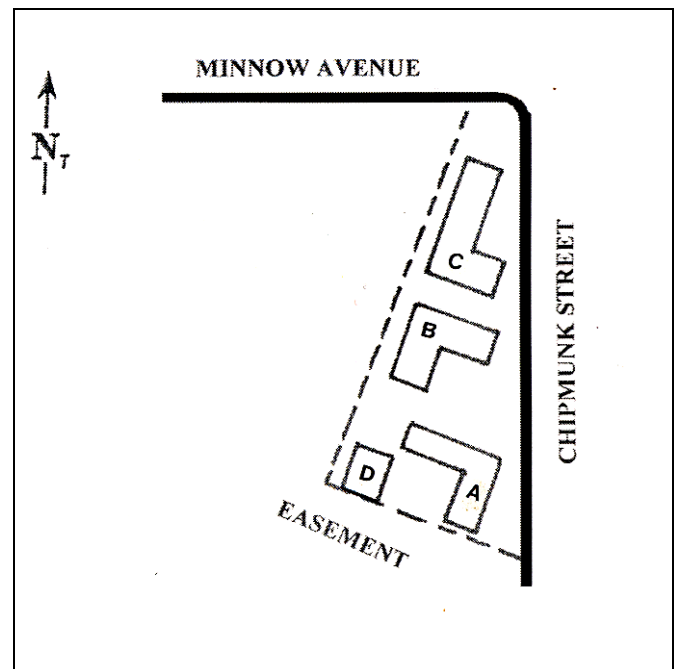
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89502

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name or # K39

*Recorded by R. Reno and E. Bennett

Date: 11-14-02

☒ Continuation ☐ Update

P5a: Photo



090-192-053 Building D, View NE.
Roll KBB10, Fr.22. 03-12-03, 3:41 PM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2 *Resource Name or #: K40

P1. Other Identifier: Brockway Hills Apartments

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992

T 16N ; **R** 18 E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo **B.M.**

c. Address 8817 North Lake Blvd.

City Kings Beach, CA.

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-222-016

***P3a. Description:** The property is a 1.5-story rectangular frame apartment building. Walls are clad with drop-pattern pressboard. Windows are sliding metal. Doors are pressed panel. The roof is corrugated metal side gable with a large shed dormer. Eaves are both enclosed and open with fascia. A one-story addition is on the northwest end. The building has open porches with simple railings. Skirting is plywood and boards. An exterior stair provides access to the upper level. Some natural vegetation and trees are on the lot, much of which is covered by a dirt and gravel driveway.

***P3b. Resource Attributes:** HP3 (Multiple family property)

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
Front, facing NE.
KBB15 Fr.8, 4:10am

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Assessor's Year Built: 1951

Assessor's Effective Year: N/A

***P7. Owner and Address:**

Peter and Elizabeth Gifford

P.O. Box 6733

Tahoe City, CA 96145

***P8. Recorded by:** R. Reno, K. Perkins

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 4/13/2005

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K40

B1. Historic Name:

B2. Common Name: Brockway Hills Apartments

B3. Original Use: Multiple Family Residence

B4. Present Use: Multiple Family Residence

*B5. Architectural Style: Vernacular with Ranch Style influences.

*B6. Construction History: Assessor's year built is 1951. A shed addition appears to date to c.1960s.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date:

Original Location:

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder:

*B10. Significance: Theme

Area

Applicable Criteria None

Period of Significance

Property Type

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's Data.

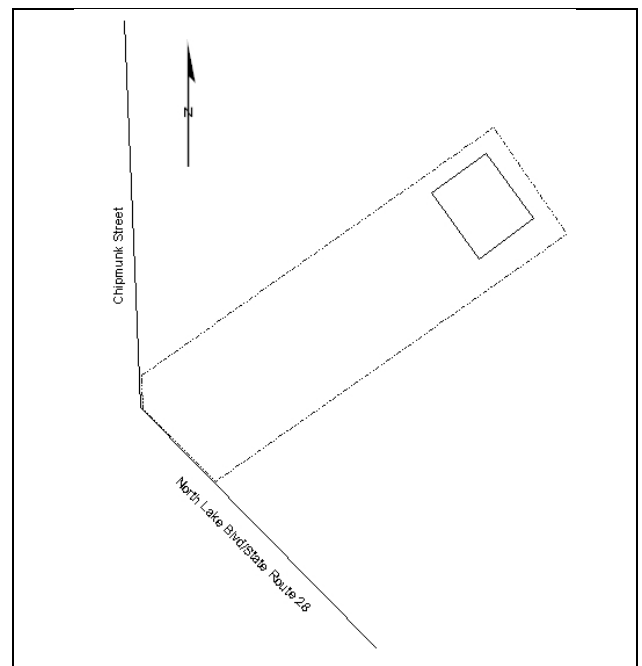
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K41

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E; SW ¼ of NW ¼ of Sec 19; Mt. Diablo B.M.

c. Address 8080 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-072-001

*P3a. Description: This building is a one-story rectangular plan wood frame cabin. It has an end-gable roof with exposed pole rafters and open eaves, clad with shake shingles. The roof extends on the south side to cover a porch facing the lake. The porch roof is supported by both milled and peeled log pillars. Walls are sheathed with natural log cabin siding that retains its bark on the gable ends. This siding is unusual in Kings Beach – most buildings use milled log cabin siding. The building has wood 4-pane casement windows and one recent fixed 1-pane window. Doors are flush, one with a single light. A side entry has been blocked and sheathed with the same siding as the rest of the walls. The lot retains native trees and is surrounded by a picket fence.

*P3b. Resource Attributes: (HP2) single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
Back porch from Brockway Vista; View
NE; Roll KBB6, Fr.8,
01-13-03, 9:20 AM.

*P6. Date Constructed/Age and
Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Effective Year: 1924

***P7. Owner and Address:**

Lanini; Jeffery & Krista
DBA Western States Equip.
P.O. Box 465 Tahoe Vista CA. 96148

*P8. Recorded by: R. Reno, E. Bennett
Geoarch Sciences, Inc.

P.O. Box 734
Minden, NV 89423

*P9. Date Recorded: 01-13-03

*P10. Survey Type:
Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 2 of 3

*Resource Name or # K41

B1. Historic Name: Unknown

B2. Common Name: Lanini House

B3. Original Use: Residence

B4. Present Use: Real Estate Office

*B5. Architectural Style: Vernacular with Rustic details

*B6. Construction History: Effective Year is 1924. The Year Built is not in the Assessor's database. The building is accurately portrayed on the 1936 highway construction map. One door has been blocked, but that modification is likely 1920s-1930s. The only recent (c.1990s) modification appears to be replacement of one window.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Automobile Recreation / Tourism

Area Lake Tahoe

Period of Significance 1924 - 1960

Property Type House

Applicable Criteria C

(continued)

B11. Additional Resource Attributes:

*B12. References: Assessor's data, 1936 highway construction map.

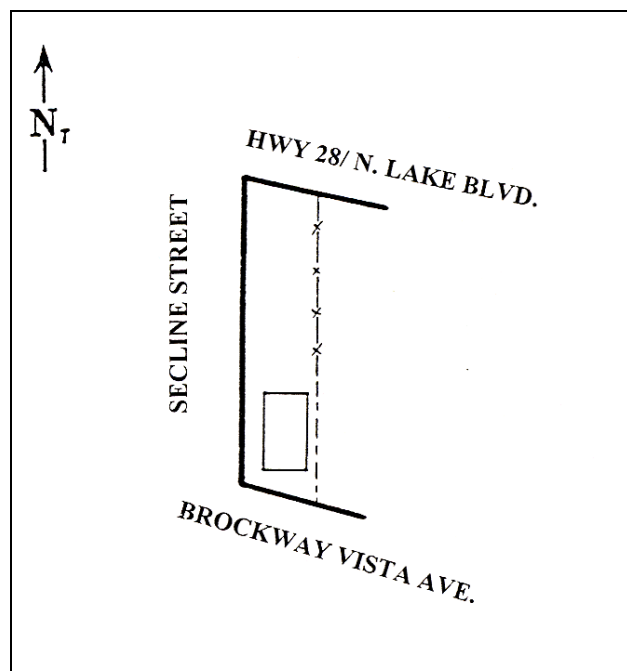
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # K41

*Recorded by R. Reno and E. Bennett

Date: 01-13-03

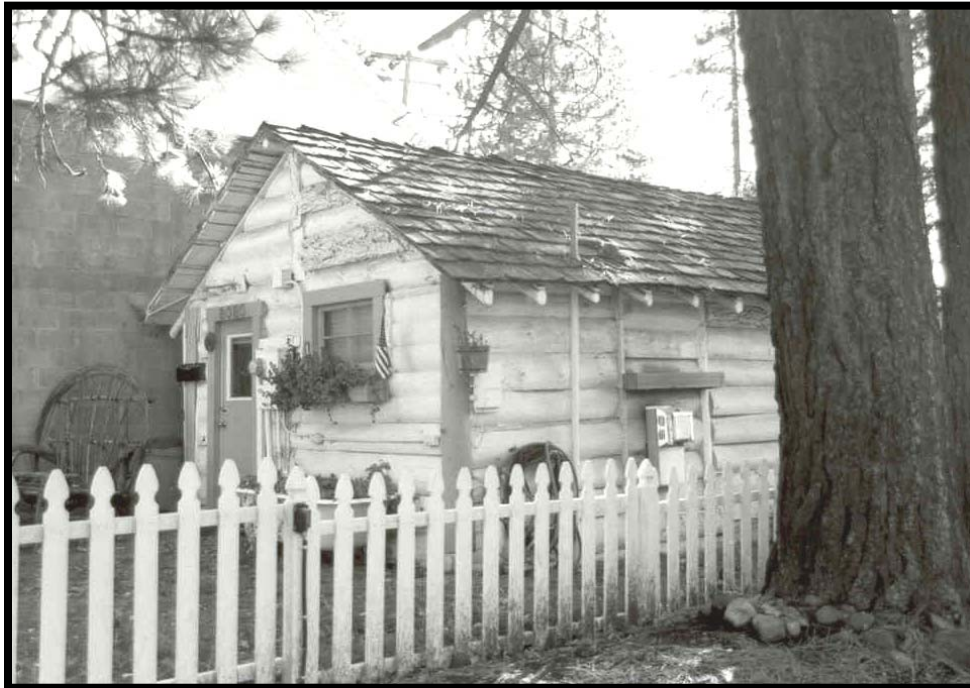
☒ Continuation ☐ Update

***B10.**

The building does not appear to meet National Register Criterion A at the local level of significance. While it is associated with an event important in history, the development of seasonal automobile recreation and tourism at Lake Tahoe from 1924 to 1945, it is a typical representative of that event. It is one of the earliest surviving buildings in Kings Beach, predating the formal filing of the Brockway Vista Subdivision map in 1926. It does not appear to meet national Register Criterion B since there is no known association with a significant person. It does appear to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C. The property is a locally exceptional representative of a vacation home design that reflects the Mountain Rustic ethic. Despite replacement of one window, it is the most fully developed example of Mountain Rustic characteristics on a cabin in Kings Beach and retains its original small (25 ft wide) Brockway Vista Subdivision lot. Later development tended to combine lots to make it possible to build larger residences and to allow for more open space around buildings. Resort cabins and houses in Kings Beach tended to be small in scale and simple in style. This reflects the attraction to the area of middle and lower classes of vacationers compared to other portions of the Tahoe Basin. Buildings of this style and scale are increasingly rare in Kings Beach and throughout the Tahoe Basin; particularly rare are cabins with this degree of integrity. Historic property boundaries are coincident with the assessor's parcel boundaries. Its period of significance is 1924-1960. Character-defining features include its setting, scale, use of Craftsman details, most windows, siding, and overall design. Noncontributing elements include one window. This cabin retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association. It appears to be nearly unmodified since original construction. It clearly conveys a sense of time and place.

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.

P5a:



Front and west side from Secline Street, View SE;
Roll KBB3, Fr. 3, 11-14-02, 10:13 AM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K42

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo B.M.

c. Address 8129 Brockway Vista Ave.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

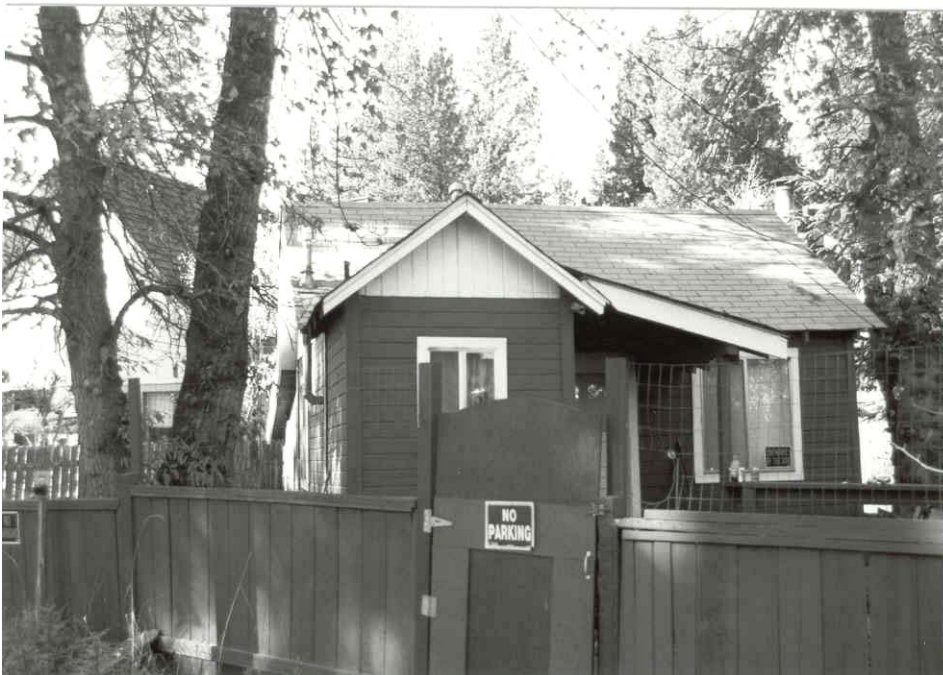
e. Other Locational Data: APN 090-072-019

*P3a. Description: This building is a one-story L-plan wood frame house. It has a gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with painted wood V-rustic siding. The building has recent aluminum sliding windows and a wood one-light panel door. A recent shed roof has been installed over the entrance and a large dog door cut into the front door.

The yard retains native trees and is surrounded by a board fence.

*P3b. Resource Attributes: (HP2) single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-072-019, View NW.

Roll KBB2, Fr. 28. 10-31-02, 2:15 PM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1939

*P7. Owner and Address:

Eriksson; Stan & Karan

P.O. Box 1315 Tahoe City CA. 96145

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 10-31-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # K42

B1. Historic Name: Unknown

B2. Common Name: Eriksson House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built and Effective Year are 1939. Recent (c.1990s) modifications include windows, door, and porch roof.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Applicable Criteria None

Period of Significance

Property Type

The resource is associated with the period just before World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a small vacation cottage. Application of new windows, a new porch, and recent modification to the door has caused a loss of integrity of design, materials, and workmanship, and compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

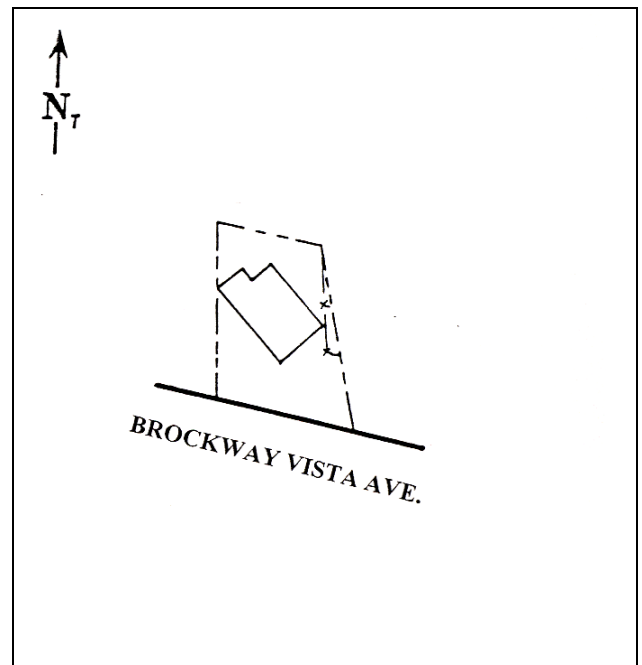
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K43

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date: 1992 T 16N ; R 18E; SW ¼ of NW ¼ of Sec 19 Mt. Diablo B.M.

c. Address 8165 Brockway Vista Ave.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-072-016

*P3a. Description: This building is a one-story rectangular plan wood frame house. It has a side-gable roof with open eaves and rafter ends partly obscured by a fascia, clad with composition shingles. Walls are sheathed with painted V-rustic wood siding. The building has wood 1/1 double-hung windows. The only modification is a recent wood X-panel door with nine lights. The building is set on a lot with a garage, lawn, native trees, and a recent deck.

*P3b. Resource Attributes: (HP2) single family property; (HP4) ancillary building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-072-016, View NE.

Roll KBB6, Fr. 9, 01-13-03, 10:00 AM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Effective Year: 1940

c.1930s field observation

*P7. Owner and Address:

Rasch; Bonnie M. & Fredric H.;

2651-4 Sycamore Glenn Dr.

Sparks, Nev. 89434

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 01-13-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K43

B1. Historic Name: Unknown

B2. Common Name: Rasch House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Effective Year: 1940.

Modifications are a door and recent deck (c.1990s)

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Garage (c.1970s)

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource appears to be associated with a period just before World War II when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. This house retains its integrity of location, design, materials, and workmanship since only the door appears to have been modified. However, integrity of setting, feeling, and association has been diminished by the prominent garage modification and addition of a new front deck. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's records

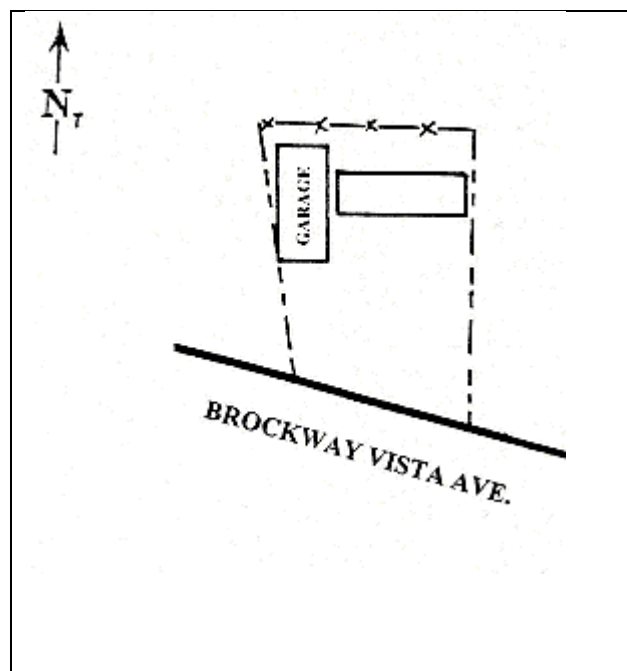
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4 *Resource Name or #: K44

P1. Other Identifier: Goldcrest Lodge

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; SW ¼ of NW ¼ of Sec 19; **Mt. Diablo B.M.**

c. Address 8194 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-072-006

***P3a. Description:** The building is a one and two-story L-plan strip motel. It has a side-gable roof with rafter ends covered by fascia boards, clad with composition shingles. Walls are sheathed with clapboard on the first floor and battens over plywood on the second floor. Originally, the building had casement and fixed multi-pane windows, of which only a few survive at the rear. Nearly all windows and many doors are sliding aluminum. Most doors are flush, some with lights. The building has been heavily modified, including blocking original front door and window on north wall (original office), addition of a long porch along the northern ell, addition of a gabled roof over the staircase, and construction of a one-story gable addition at the rear. All native vegetation has been removed; all of the lot not covered by the building is paved parking.

***P3b. Resource Attributes:** (HP5) motel

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-072-006, Overview from Hwy 28/
N. Lake Blvd, View S/SW.
Roll KBB3, Fr. 2, 11-14-02, 10:10 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1952 Telephone Directory

***P7. Owner and Address:**

Lamb; Ray A.;

P.O. Box 579 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 11-14-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K44

B1. Historic Name: Goldcrest Lodge

B2. Common Name: Goldcrest Resort Motel

B3. Original Use: Motel

B4. Present Use: Motel

*B5. Architectural Style: Ranch

*B6. Construction History: In 1952 phone book. Assessor's Effective Year of 1953. Extensive recent (c.1990s) remodeling of porches, windows, doors, and signage.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Original sign (shown on attached ad) replaced with recent sign. Rest of historic complex is separated from this building by Brockway Vista Ave. and fronts the lakeshore, as shown in attached advertisement. This is outside of project area and not recorded or evaluated.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. The building's integrity of materials, design, workmanship, feeling, and association have been diminished by the replacement of windows and doors, construction of large porches, and elimination of historic signage.

Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Lake Tahoe telephone directories

Assessor's data

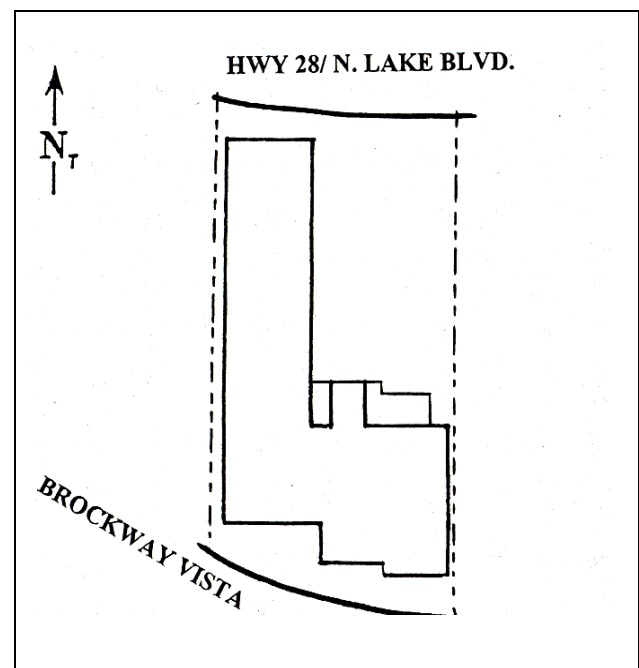
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650 Carson City, NV 89702

*Date of Evaluation: September 2005

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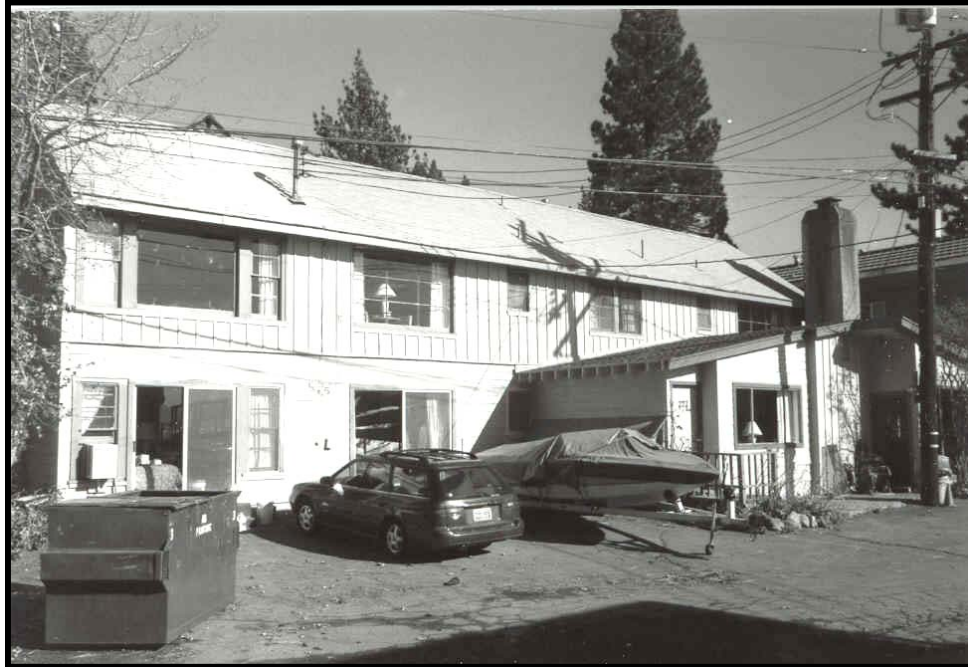
Resource Name or # K44

*Recorded by R. Reno and E. Bennett

Date: 01-13-03

☒ Continuation ☐ Update

P5a: Photo



090-072-026, Goldcrest Lodge, rear at Brockway Vista Avenue, View NE.
Roll KBB3, Fr. 4, 11-14-02, 10:15 AM

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Resource Name or # K44

*Recorded by R. Reno and E. Bennett

Date: 01-13-03

☒ Continuation ☐ Update

P3a.



From 1952 Lake Tahoe Telephone Directory, Pacific Telephone and Telegraph Co. (Nevada Historical Society)
The image shows the portion of the complex outside the APE.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K45

P1. Other Identifier: Crown Motel

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; SW ¼ of NW ¼ of Sec 19 ; Mt. Diablo **B.M.**

c. Address 8200 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-072-027 and 090-072-009

***P3a. Description:** This building is a two-story L-plan strip motel built of concrete block. It has a side gable roof clad with tile. The east wall is faced with narrow concrete block. Most windows are recent aluminum sliders but some casement windows remain. Doors are wood panel and aluminum sliders. It is possible that the entire second floor, rear, and hip roof entrance are all recent additions.

Although the entire lot is covered with either parking or the building, a few native trees have been preserved.

***P3b. Resource Attributes:** (HP5) motel

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-072-027, West wing, View SW.
Roll KBB6, Fr. 1. 01-13-03, 9:50 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1955

***P7. Owner and Address:**

Ferrari Corp./Dave Ferrari;

P.O. Box 845 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 01-13-03

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K45

B1. Historic Name: Crown Motel

B2. Common Name: Crown Motel

B3. Original Use: Motel

B4. Present Use: Motel

*B5. Architectural Style: Ranch

*B6. Construction History: Assessor's Year Built is 1955. The motel is shown on the 1956 CSAA map. Additions (c.1980s) may include much of second floor, rear, and entrance. Nearly all windows and doors appear to be recent (c.1990s) replacements.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Multi-colored stone wall around rear patio is similar to Stewart Indian School masonry found throughout the Tahoe Basin. An elaborate faux ashlar planter and light fixture forms the base of the sign on SR 28.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a strip motel. Integrity of design, materials, workmanship, feeling and association have been compromised by additions and the installation of replacement, windows and doors. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's records.

Lake Tahoe telephone directories.

1956 Lake Tahoe Resorts map, California State Automobile Assoc.

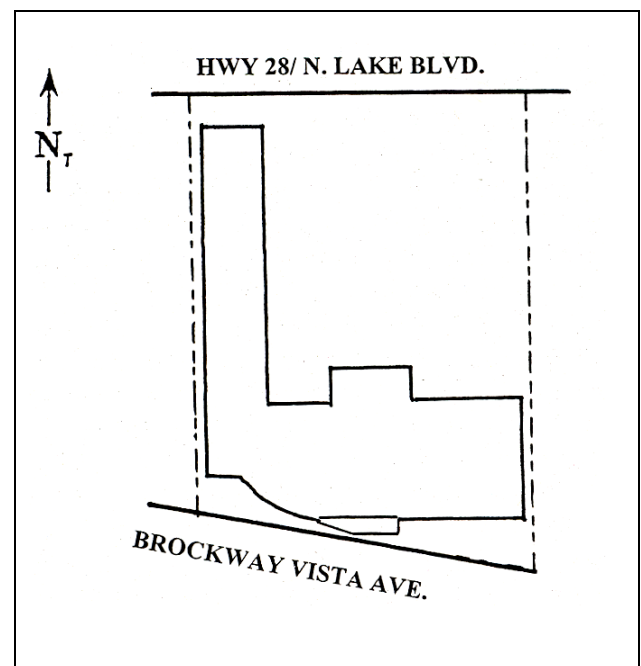
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



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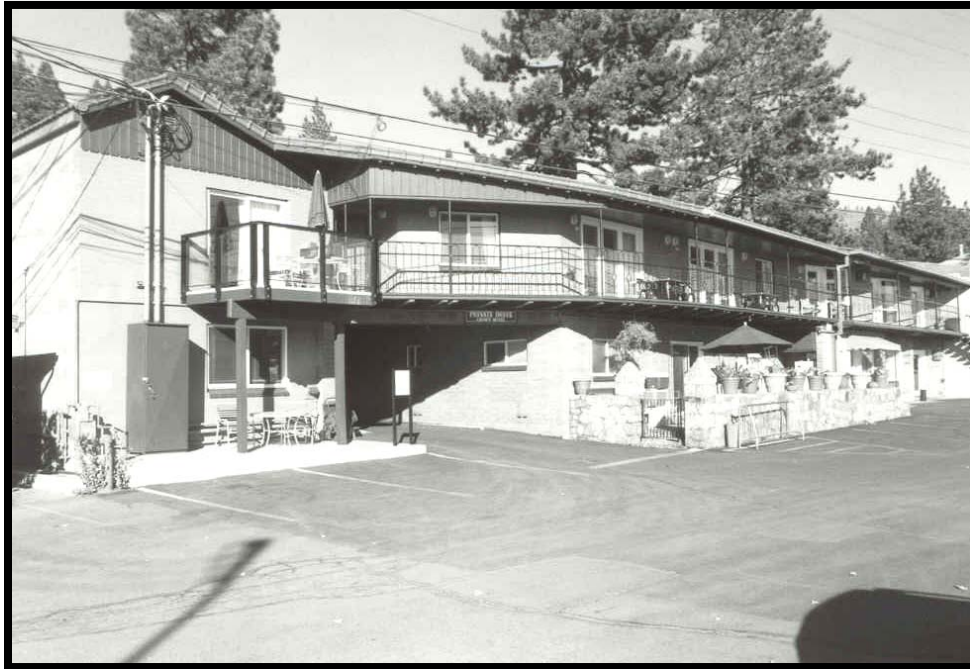
Page 3 of 3

Resource Name or # K45

*Recorded by R. Reno and E. Bennett

Date 1-13-03 ☒ Continuation ☐ Update

P5a: Photo



090-072-027 Rear, at Brockway Vista Ave., View NW.
Roll KBB2, Fr. 29. 10-31-02, 2:35 PM.



090-072-027 South wing, View S.
Roll KBB6, Fr. 2. 01-13-03, 9:51 AM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K46

P1. Other Identifier: Sun N' Sand Lodge

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 19 ; Mt. Diablo **B.M.**

c. Address 8308 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-072-026

***P3a. Description:** This building is a two-story rectangular plan strip motel. It has a hip roof with open eaves and exposed rafter tails partly covered by a fascia, clad with composition shingles. Walls are sheathed with unpainted V-rustic siding. The building has a variety of fixed and casement windows, generally with six or eight lights. The office door has five lights, the rest of the doors are flush. As comparison of the attached historic advertisement and recent photo shows, the building is almost unmodified. The largest addition is a gazebo at the rear of the building. The historic sign has been replaced and a canopy placed over one window.

The lot is entirely paved, but a few native trees have survived. The building is placed to access the highway at the front and the beach at the rear, with the parking lot providing a vista of the lake.

***P3b. Resource Attributes:** HP5 (motel)

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-072-026, View SE.

Roll KBB2, Fr. 33. 10-31-02, 2:47 PM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor' Year Built: 1952

***P7. Owner and Address:**

Patel; Anil C & Nayna;

P.O. Box 235 Kings Beach, CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 10-31-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K46

B1. Historic Name: Sun N' Sand Lodge

B2. Common Name: Sun N' Sand Lodge

B3. Original Use: Motel

B4. Present Use: Motel

*B5. Architectural Style: Ranch with Rustic details

*B6. Construction History: Assessor' Year Built: 1952, confirmed by first appearance in phone books in 1953. Owner-managers noted in 1955-56 phone books are Marcia and Malin Petz. Modifications include a c.1990s gazebo, sign, and canopy over one window.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: Gazebo, sign

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of a strip motel despite some rustic details. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's records.

Lake Tahoe telephone directories.

B13. Remarks:

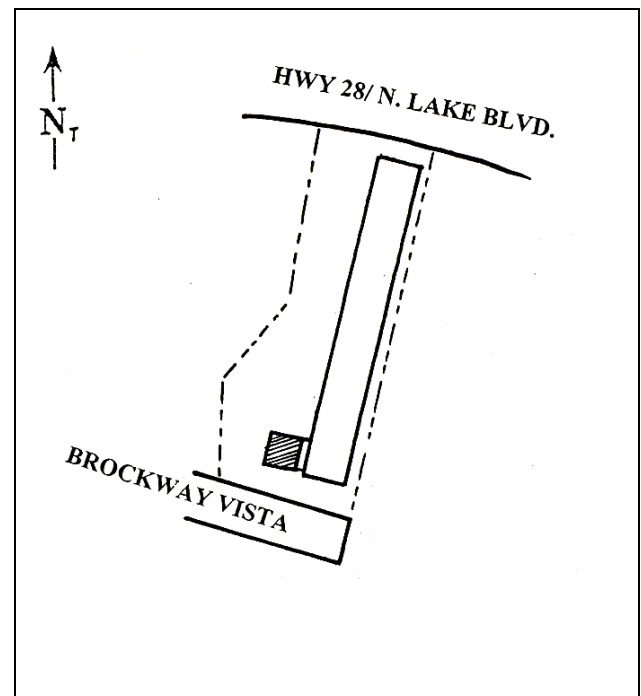
The gazebo is shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

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State of California – The Resources Agency
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Trinomial _____

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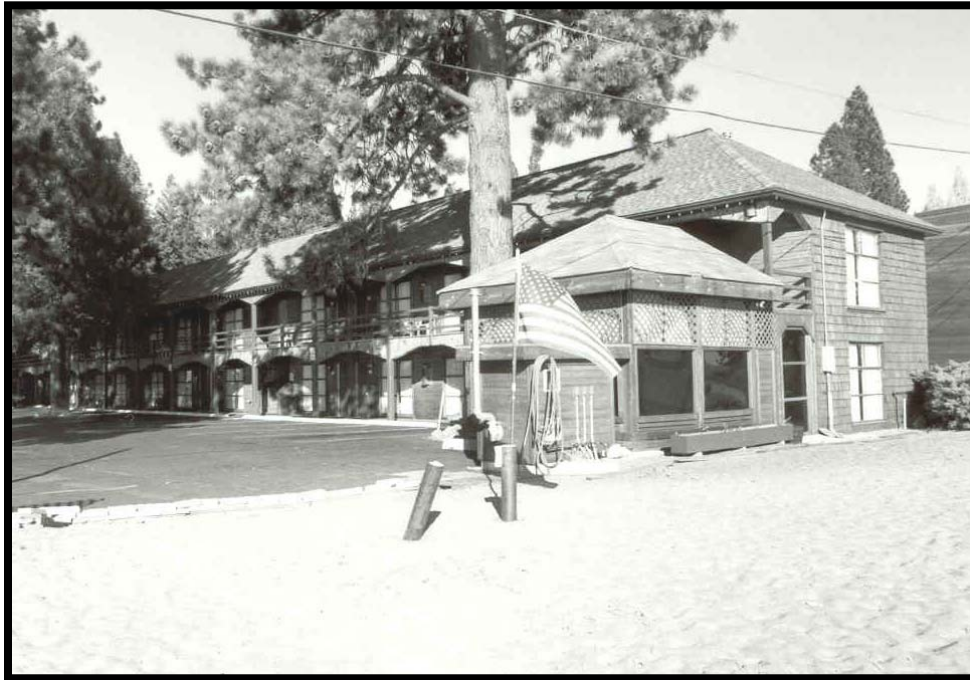
Resource Name or #K46

*Recorded by R. Reno and E. Bennett

Date 10-31-02

☒ Continuation ☐ Update

P5a



090-072-026 Rear at Beach, Gazebo in foreground. View NE. Roll KBB2, Fr. 32, 10-31-02, 2:47 PM.

SUN N' SAND LODGE
MARCIA and MALIN PETZ
Owner-Managers
AAA Approved
27 COMPLETELY MODERN UNITS
THERMOSTAT CONTROLLED HEAT
PRIVATE BEACH FOR SUN BATHING & SWIMMING
FREE RADIOS IN EVERY ROOM
NEAR
GOLF COURSE MOVIE THEATER RESTAURANTS
For Reservations
CALL
LI 6-3595
KINGS BEACH P. O. BOX 131 CALIF.

Map labels: KINGS BEACH, CAL NEVA, TAHOE CITY, TAHOE TAVERN, LAKE TAHOE, TAHOE PARK, SNOWCLOUD, GLENWOOD, ZEPHYRUS COVE, EMERALD BAY, RICHMOND.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3 *Resource Name or #: K47

P1. Other Identifier: Mr. Video

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; NE ¼ of SW ¼ of Sec.19 ; Mt. Diablo **B.M.**

c. Address 8612 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-002

***P3a. Description:** This property includes two buildings on a paved lot. No native trees grow on the lot. Building A is a rectangular plan structure with a side gable roof clad with recent standing seam metal panels. The front (north) half of the building is one-story, occupied by the video store. It is of straight corner cinderblock construction sheathed with wood lap and V-rustic siding, along with cobble veneer wainscot. Windows are fixed and metal sliders, metal 1/1 double-hung, and wood 1/1 double-hung. Doors are one light panel. The rear (south) half of the building is 2½ story wood frame, occupied by apartments. Siding includes board and batten on the gable end. Windows are 1/1 metal double-hung, metal sliding, and fixed. Doors are flush. Building B is a rectangular L-plan wood frame house. The roof is cross gable with open eaves and exposed rafters, clad with rolled composition material with a dog-tooth edge to simulate shingles. A plastic sheet was secured over the roof with battens, but the plastic has decayed and been blown away. Walls are sheathed with wood lapped and V-rustic siding. Plywood skirting covers the foundation. Windows are 1/1 and 2/2 wood double-hung and two aluminum sliders. Doors are wood panel with one light. It appears that the east wing was added to the original structure, but this addition appears to date to the 1950s.

***P3b. Resource Attributes:** (HP2) single family property; (HP3) multiple family property; (HP6) 1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-002, Building A, View SW.
Roll KBB7, Fr. 1. 01-20-03, 10:15 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1955 USGS map

c.1950-1955 field observation

***P7. Owner and Address:**

McCormick; Robert M.

P.O. Box 986 Kings Beach CA. 96143

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 01-20-03

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K47

B1. Historic Name: Unknown

B2. Common Name: Mr. Video

B3. Original Use: Unknown

B4. Present Use: Store and Apartments

*B5. Architectural Style: Resort Rustic

*B6. Construction History: Assessor does not have dates for the buildings. A building is shown in this location on the 1955 USGS map. Modifications (c.1990s) to Building A include a new addition, siding, windows, doors, and roofing. Modifications (c.2000s) to Building B include foundation skirting, windows, trim, and roof battens.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme
Period of Significance

Property Type

Area

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Modifications to both buildings have severely compromised their integrity of design, materials, and workmanship, feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References:

1955 USGS Tahoe 15' map.

B13. Remarks:

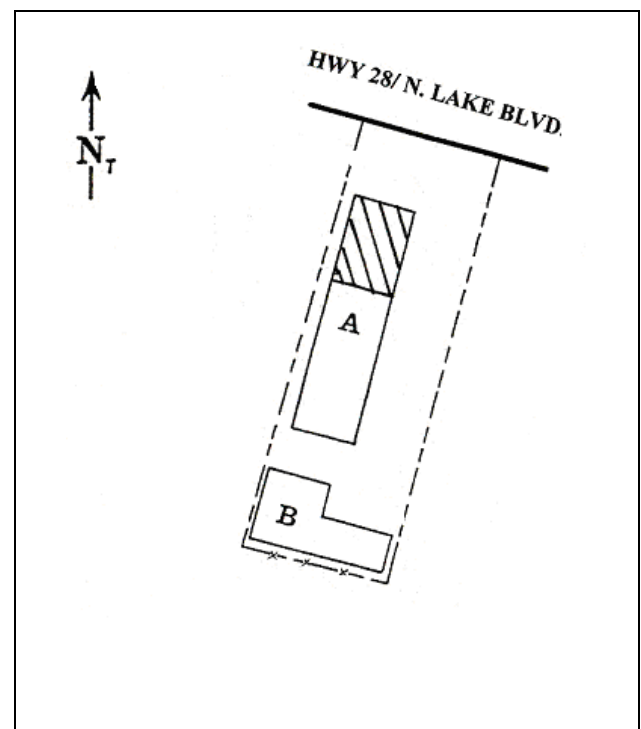
With the major modifications to the exterior of Building A, it was not possible to precisely determine where the addition started. The addition is shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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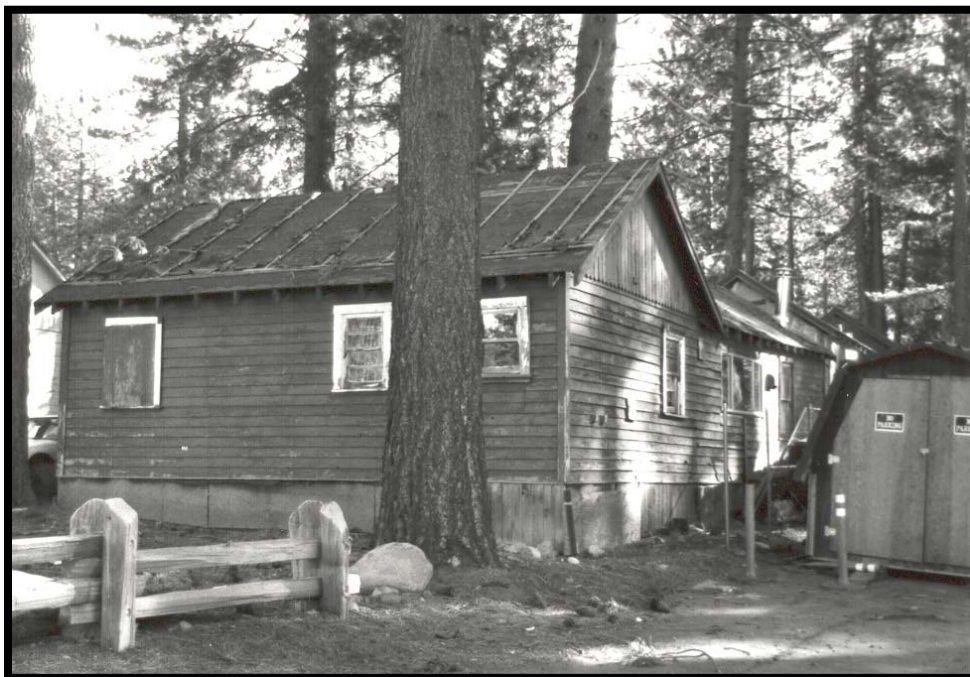
Resource Name or #K47

*Recorded by R. Reno and E. Bennett

Date 01-20-03

☒ Continuation ☐ Update

P5a: Photo



090-134-002, Building B, View NE.
Roll KBB7, Fr. 0. 01-20-03, 10:10 AM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4 *Resource Name or #: K48

P1. Other Identifier: Lakeside Gallery and Gifts

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and

***a. County** Placer

***b. USGS 7.5' Quad** Kings Beach **Date** 1992 **T** 16N ; **R** 18E ; NE ¼ of SW ¼ of Sec.19 ; Mt. Diablo **B.M.**

c. Address 8636 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-005

***P3a. Description:** This property includes a large commercial structure, two residences, a garage, and carport.

Building A is a one-story rectangular plan wood frame store presently occupied by the Lakeside Gallery and Gifts. It has a jerkin-head roof with false front, open eaves, and exposed rafters, clad with recent metal panels. Walls are sheathed with wood drop rustic siding. Windows are wood 6/6 double-hung and recent fixed. Doors are recent metal sliders. (continued)

***P3b. Resource Attributes:** (HP2) single family property, (HP4) ancillary building, (HP6) 1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-005, Building A, View SW.
Roll KBB4, Fr. 11. 11-14-02, 3:36 PM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1936 Highway Map

c.1930-1936 field observation

***P7. Owner and Address:**

Procissi; Basilio TRS.

215 Marshall Way, Auburn CA. 95603

***P8. Recorded by:** R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 11-14-02

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K48

B1. Historic Name: Unknown

B2. Common Name: Lakeside Gallery and Gifts

B3. Original Use: Residence

B4. Present Use: Store and Residence

*B5. Architectural Style: Minimal Traditional and Vernacular

*B6. Construction History: The assessor has no dates for this property. The 1936 highway construction map shows buildings B, C, and the carport. Modifications to Building A include door, windows, and roofing.

Modifications to Building B include a window, door, some roofing, and front deck.

Modifications to Building C include a shed porch/entry, windows, and attached fence

Modifications to the garage include siding and the door.

The carport does not appear to have been modified.

All modifications appear to date to the 1990s.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Garage, Carport

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the interwar period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type with diminished integrity due to alterations and additions. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References:

1936 highway construction map

B13. Remarks:

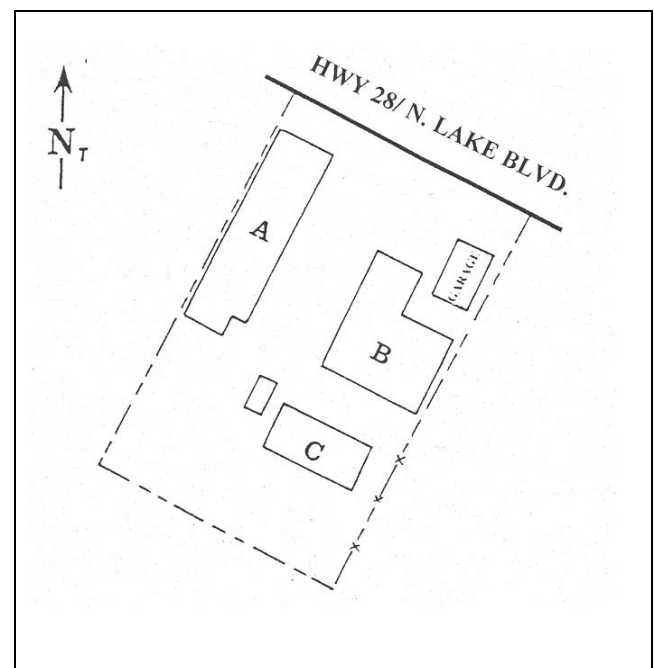
Part of Building B was not available for inspection since it was covered with temporary plastic sheeting.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____

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Resource Name or # K48

*Recorded by R. Reno and E. Bennett

Date: 11-14-02

☒ Continuation ☐ Update

***P3a.**

Building B is a one-story L-plan wood frame house. It has a gable roof with open eaves and exposed rafters, clad with a combination of milled wood shingles and recent metal panels. The upper halves of walls are sheathed with bark shingles and the lower halves are sheathed with peeled logs. Windows are wood 1/1 double-hung, three-light paired casement, and recent fixed. The front door is flush. A small gable hood is on the roof above the door. A recent deck has been added to the front entrance. An external stone chimney is at the north gable end.

Associated with the building is a detached wood frame one-car garage. It has an end-gable roof with milled wood shingles. It has asphalt siding with milled log siding on the lower half of the walls. The garage has a recent overhead door.

Building C is a one-story rectangular plan wood frame house. It has a cross-gable roof with open eaves and exposed rafters, clad with milled wood shingles. Walls are clad with bark shingles. Windows appear to be recent sliders. They are partly obscured by metal storm windows. The door was not visible. The shed porch/entry is made of plywood.

Associated with Building C is an end-gable carport. The roof is supported on round wooden posts.

P5a: Photo



090-134-005, Building B, View SE.
Roll KBB4, Fr. 12. 11-14-02, 3:37 PM.

State of California – The Resources Agency
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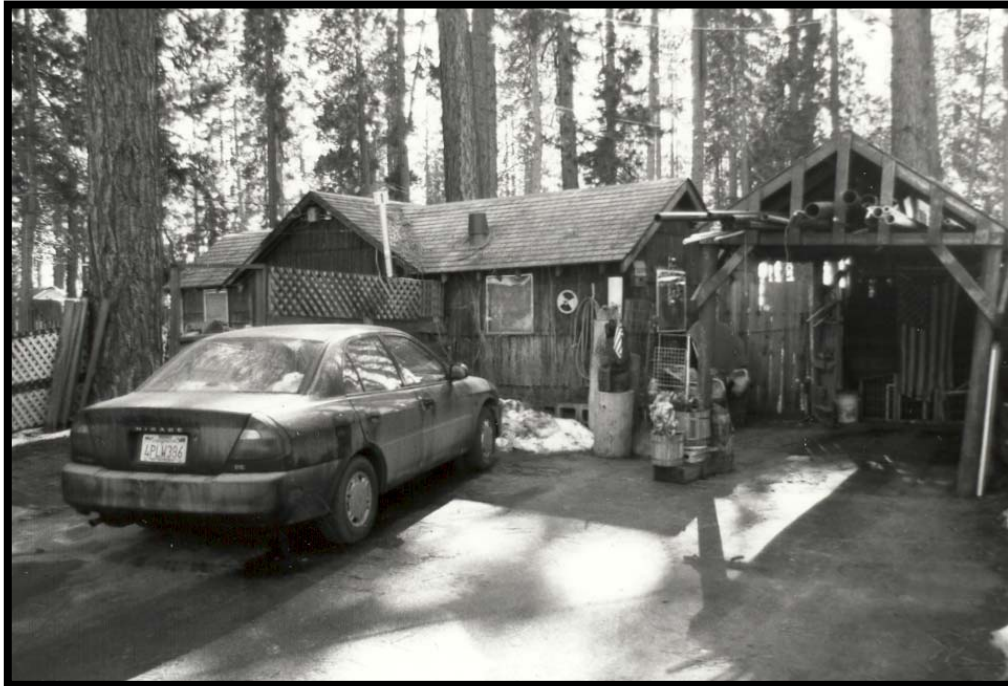
Resource Name or # K48

*Recorded by R. Reno and E. Bennett

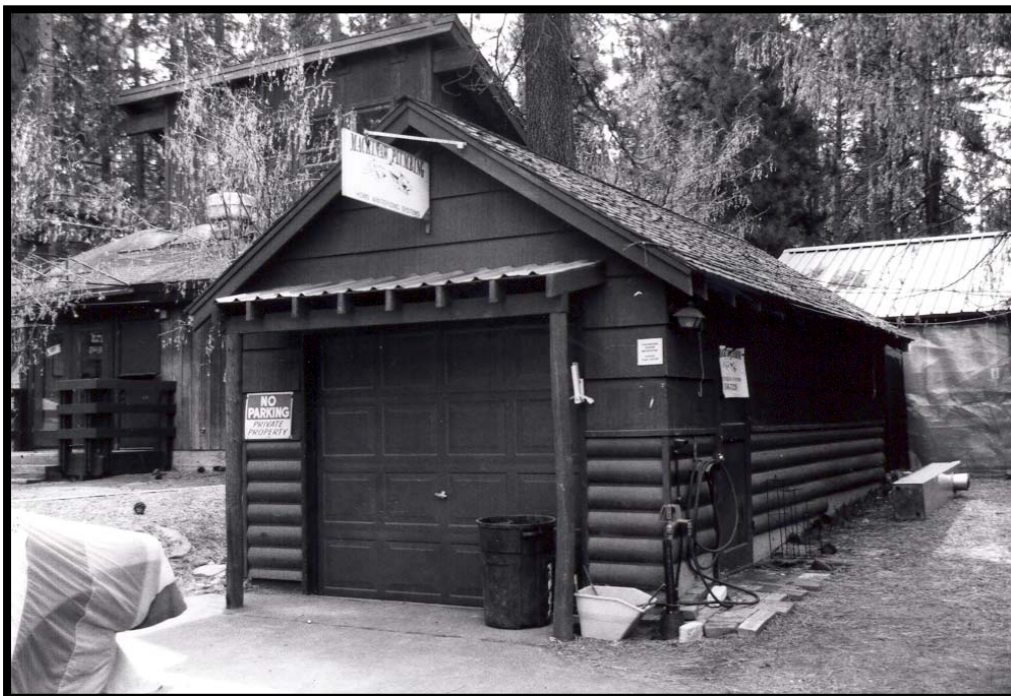
Date: 11-14-02

☒ Continuation ☐ Update

P5a: Photo



090-134-005, Building C left, carport right. View S.
Roll KBB7, Fr.3 01-20-03, 11:55 AM.



090-134-005, Garage, View SE.
Roll KBB11, Fr.8. 04-01-03, 11:40 AM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K49

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; NE ¼ of SW ¼ of Sec.19 ; Mt. Diablo B.M.

c. Address 8659 Brockway Vista Ave.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

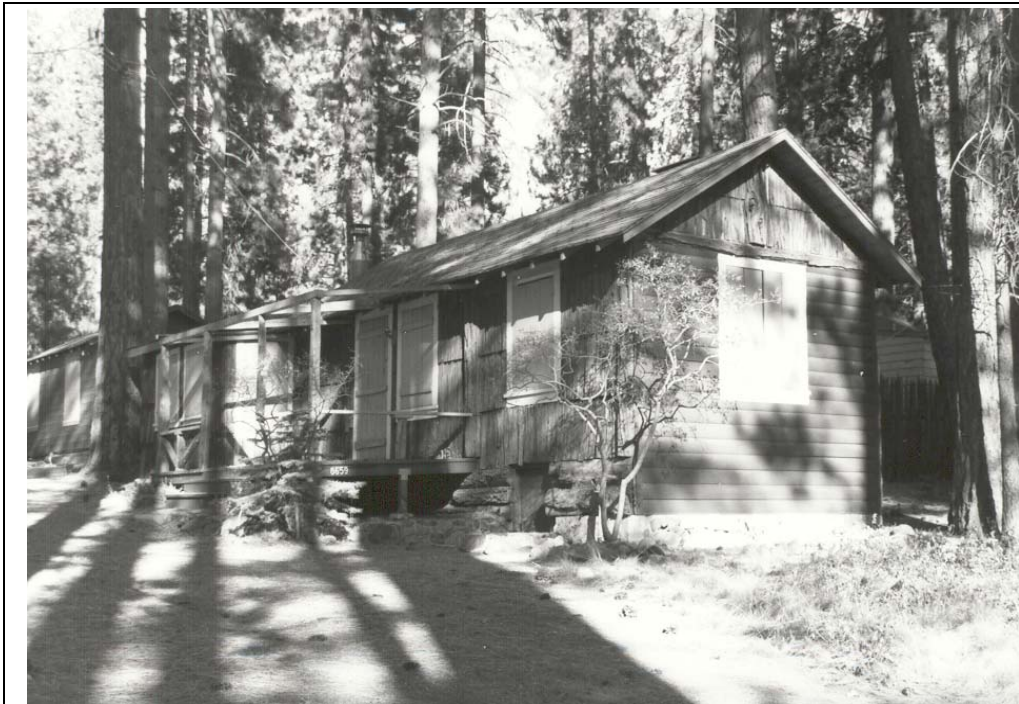
e. Other Locational Data: APN 090-134-017

*P3a. Description: This property includes two residences and a detached garage on a lot that supports native vegetation except on the unpaved driveway.

Building A is a one-story rectangular plan wood frame house with a basement. It has a side-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with cedar bark shingles, unpeeled natural log cabin siding, and milled log cabin siding. All windows are obscured by shutters. The entrance door is shuttered and the basement door is flush. A shed addition on the north side of the house appears to be historic. The house has a front porch with supports for a seasonal fabric roof. The building has a stone fireplace. There do not appear to be any recent modifications. (continued)

*P3b. Resource Attributes: (HP2) single family property, (HP4) ancillary building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-017, Building A, View NE.
Roll KBB1, Fr. 29. 10-30-02, 2:27 PM.

*P6. Date Constructed/Age and
Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Effective Year: 1920
c.1926-1930 field observation.

*P7. Owner and Address:

Welch; Marylynn Ann TRS.
242 Olive St. Auburn CA. 95603

*P8. Recorded by: R. Reno, E. Bennett
Geoarch Sciences, Inc.
P.O. Box 734
Minden, NV 89423

*P9. Date Recorded: 10-30-02

*P10. Survey Type:
Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3S

Page 2 of 3

*Resource Name or # K49

B1. Historic Name: Unknown

B2. Common Name: Welch Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional with Rustic details

*B6. Construction History: The assessor provides an Effective Year of 1920, but this may be in error since the subdivision was not formally platted until 1926. Since the buildings closely follow the lot lines, it appears unlikely that the property was actually developed before the mid-1920s. This makes these buildings some of the oldest remaining in Kings Beach. Building A has a shed addition that appears to date to the 1930s. It does not appear to have any recent modifications.

Building B and the garage both appear unmodified.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Automobile Recreation / Tourism

Area Lake Tahoe

Period of Significance 1926 - 1960

Property Type House, Garage

Applicable Criteria C

The property does not appear to meet National Register Criterion A. Although it is associated with an event important in history, the development of automobile recreation and tourism at Lake Tahoe from 1920 to 1945, it is a typical rather than an exceptional representative of that event. The property does not appear to meet national Register Criterion B since there is no known association with a significant person. The property appears to meet National Register Criterion C, California Register Criterion 3, and TRPA Criterion C. The property is a locally exceptional representative of a vacation home and outbuilding design that reflects the Mountain Rustic ethic. The small scale of the property is typical of residential architecture in Kings Beach during the 1920s, and is indicative of the attraction of this place to people of modest means. Historic property boundaries are coincident with the assessor's parcel boundaries. Its period of significance is 1926-1960. Character-defining features include the setting, scale, use of Craftsman details, windows, rustic siding, and overall design. There are no noncontributing elements. These cabins and garage all retain a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association since they and the lot appear to be nearly unmodified since original construction. The property clearly conveys a sense of time and place. (continued)

B11. Additional Resource Attributes:

*B12. References: Assessor's data

1926 plat of the Brockway Vista Subdivision

B13. Remarks:

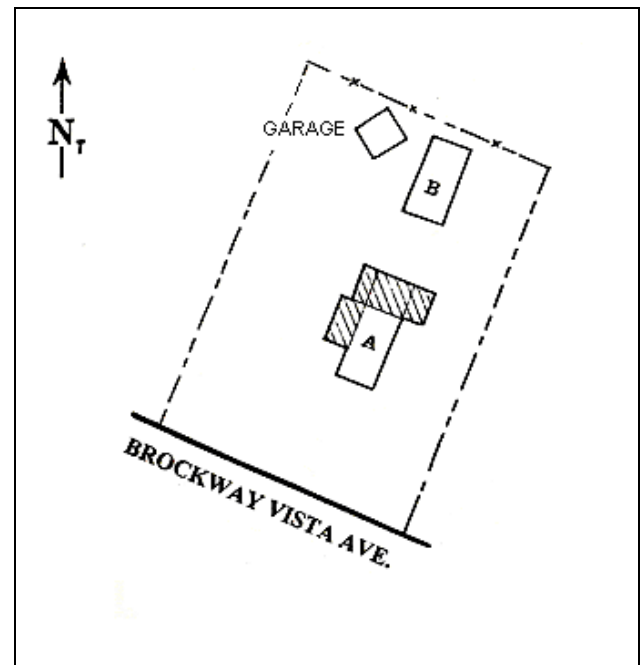
Additions are shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____

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Resource Name or # K49

*Recorded by R. Reno and E. Bennett

Date : 10-30-02

☒ Continuation ☐ Update

***P3a.**

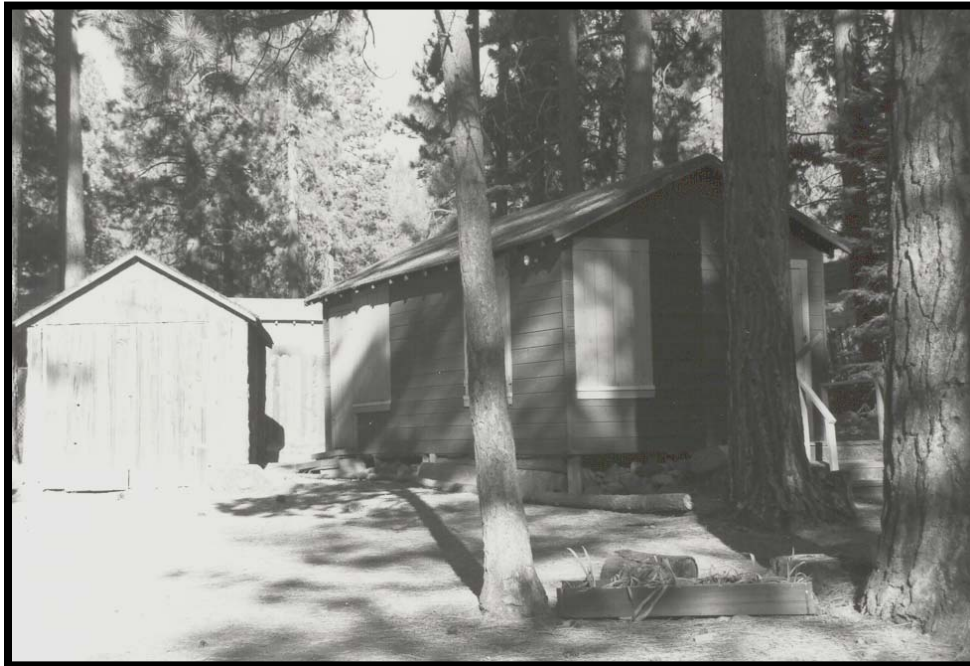
Building B is a rectangular one-story rectangular plan wood frame house. It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with stained wood V-rustic siding. All windows and the door are closed with shutters. There do not appear to be any modifications to the house.

The garage is a rectangular building. It has an end-gable roof with exposed rafters and open eaves, clad with composition shingles. Walls are sheathed with cedar bark shingle siding. Corner posts are untrimmed logs. The gable end and carriage house doors are made of wood planks.

***B10.**

The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined to be a historic resource as defined therein.

P5a : Photo



090-134-017, Building B foreground right, Garage background left. View NE.
Roll KBB1, Fr.30. 10-30-02, 2:29 PM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinominal _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

*Resource Name or #: K50

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T 16N ; R 18E ; NE ¼ of SW ¼ of Sec.19 ; Mt. Diablo B.M.

c. Address 8669 Brockway Vista

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: Most of buildings are on APN 090-134-045 but Building A continues onto APN 090-134-044, which is also used as parking and a driveway.

*P3a. Description: This property includes a primary residence and a row of four small rental houses. Remaining parts of the lot are generally barren and used for access, but some native trees remain. (continued)

*P3b. Resource Attributes: (HP2) single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-045, Building A, View NW.
Roll KBB7, Fr.19. 01-20-03, 3:11 PM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1942

*P7. Owner and Address:

Rockwood, Robert K. and Cynthia A.

14554 "A" Big Basin Way

Saratoga CA. 95070

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 01-20-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:
Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K50

B1. Historic Name: Unknown

B2. Common Name: Rockwood Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built and Effective Year: 1942

Modifications to Building A include a c.1940s addition, recent addition, all windows and doors, and a large deck.

Modifications to Building B include a c.1940s addition, recent addition, windows, door, and porch details.

Modifications to Building C include a c.1940s addition, windows, and porch details.

Modifications to Building D include windows, door, and porch details.

Modifications to Building E include windows, door, and porch details. (All recent modifications appear to date to the 1990s.)

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with a period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination, although it is unusual for its construction during World War II. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Application of new siding, porch or deck details, windows, and doors on all buildings, along with recent additions on buildings A, B, and C, has caused a loss of integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

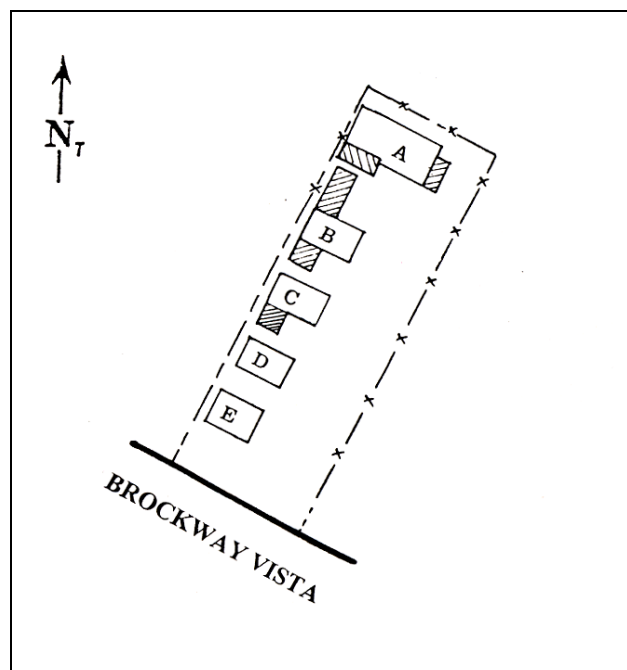
Additions are shaded on sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary # _____
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Trinomial _____

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Resource Name or #K50

*Recorded by R. Reno and E. Bennett

Date 11-14-02

☒ Continuation ☐ Update

***P3a.**

Building A is a complex plan wood frame house. It has a cross gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with wood drop siding. The recent gable addition on the east end of the building is sheathed with plywood T1-11 siding. All windows are recent, including metal fixed and 1/1 double-hung. The panel door is also recent. A shed addition on the south side of the house appears to be historic. A large recent deck with horizontal rails occupies the southern side of the building.

Building B was originally a one-story rectangular plan wood frame house, modified to a T-plan by a recent shed addition on the north side and a historic shed addition on the south side. It has an end gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with drop siding except for the recent addition, which employs plywood T1-11 siding. Windows are recent metal 1/1 double-hung. The door is recent panel. A gable entry porch is on the east side. Recent lattice has been used to enclose former porch openings and plywood T1-11 siding has been used for solid porch railings.

Building C was originally a one-story rectangular plan wood frame house, modified to an L-plan by a historic shed addition on the south side. It has an end gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with drop siding. Windows are recent metal 1/1 double-hung. The door is recent panel. A gable entry porch is on the east side. Recent lattice has been used to enclose former porch openings and plywood T1-11 siding has been used for solid porch railings.

Building D is a one-story rectangular plan wood frame house. It has an end gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with drop siding. Windows are recent metal 1/1 double-hung. The door is recent flush. A gable entry porch is on the east side. Plywood T1-11 siding has been used for solid porch railings.

Building E is a one-story rectangular plan wood frame house. It has an end gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are sheathed with drop siding. Windows are recent metal 1/1 double-hung. The door is recent panel. A gable entry porch is on the east side. Plywood T1-11 siding has been used for solid porch railings.

State of California – The Resources Agency
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Trinomial _____

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Resource Name or # K50

*Recorded by R. Reno and E. Bennett

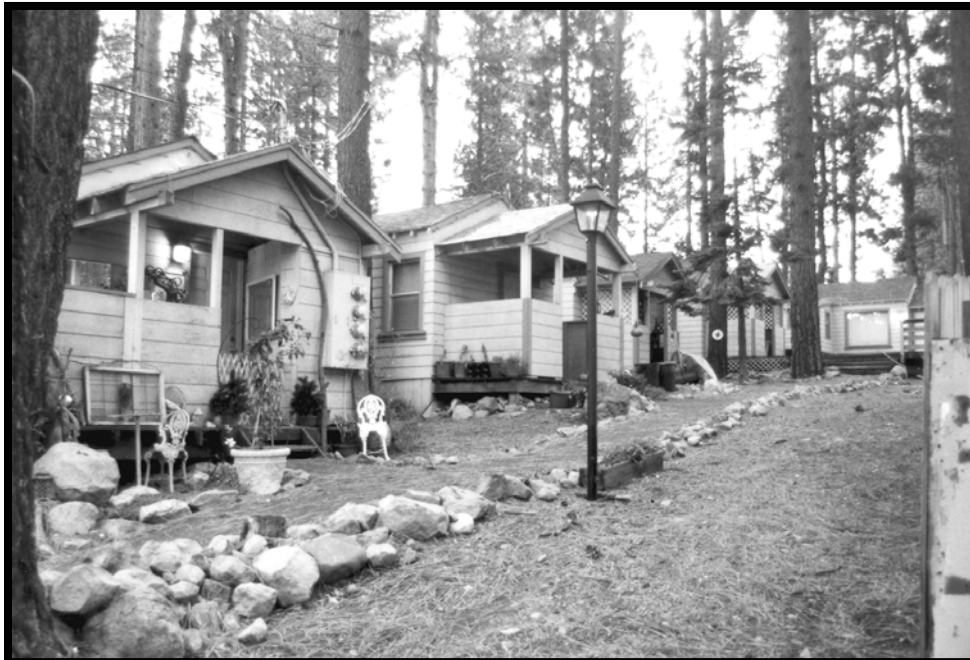
Date: 11-14-02

☒ Continuation ☐ Update

P5a: Photo



090-134-045, Buildings B and C, View NW.
Roll KBB7, Fr. 18. 01-20-03, 3:10 PM.



090-134-045, Buildings D and E in foreground, View NW.
Roll KBB4, Fr. 21. 11-14-02, 4:32 PM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

*Resource Name or #: K51

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; NE ¼ of SW ¼ of Sec.19 ; Mt. Diablo B.M.

c. Address 8680 N. Lake Blvd.

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-008

*P3a. Description: This property consists of two residences and a shed. Although mostly cleared and used for parking, the lot supports native trees.

Building A is a one-story rectangular plan wood frame house. It has a cross-gable roof with open eaves and exposed rafters, clad with shake shingles. Walls are clad with plywood T1-11 siding. One wood 1/1 double-hung window and one metal slider are present, flanked by decorative shutters. The door is flush. Based on the form of the house, there appears to be a gable addition on the east end and a shed addition on the west end of the house. Due to the window style, the east addition appears to be historic. No estimate could be made regarding the date of the possible west addition. (continued)

*P3b. Resource Attributes: (HP2) single family property, (HP4) ancillary building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-008, Building A, View SE.
Roll KBB4, Fr.13. 11-14-02, 3:45 PM.

*P6. Date Constructed/Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

1936 Highway Construction Map
c.1930-1936 field observation

*P7. Owner and Address:

Dentraygues; Gabrielle and
Maguire; Frank C.

P.O. Box 649 Crystal Bay Nev. 89402

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 11-14-02

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 2

*Resource Name or # K51

B1. Historic Name: Unknown

B2. Common Name: Dentraygues House

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Building A is depicted on the 1936 highway construction map. .

Modifications to Building A include one, or perhaps two, additions (c.1940s). Recent modifications include all siding, door, window, and shutters. Assessor's Effective Year of 1962 reflects presence of the other (c.1970s) residence (Building B).

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: Residence (Building B) and Shed, both less than 50 years old based on field inspection

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the interwar period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Application of new siding, new window, and new doors has caused a loss of integrity of design, materials, and workmanship. Presence of a house and shed less than 50 years old has severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's Data

1936 Construction Map for SR 28.

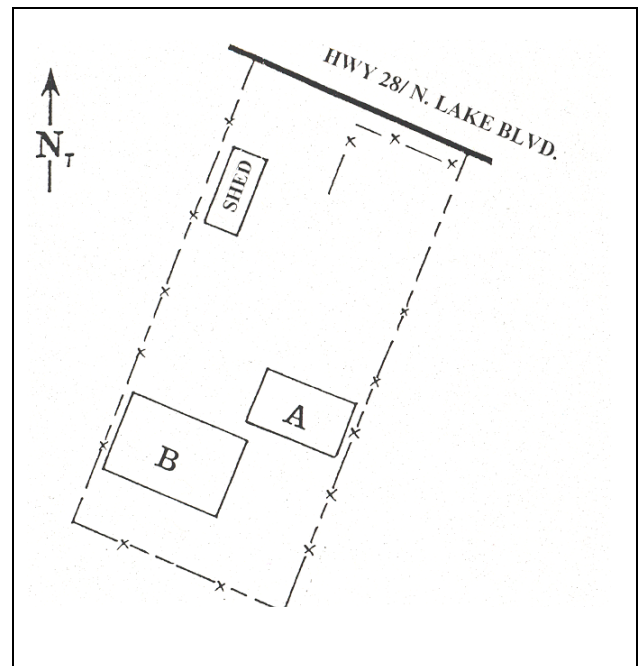
B13. Remarks:

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 4

*Resource Name or #: K52

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County Placer

*b. USGS 7.5' Quad Kings Beach Date 1992 T 16N ; R 18E ; NE ¼ of SW ¼ of Sec .19 ; Mt. Diablo B.M.

c. Address 8679 Brockway Vista Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

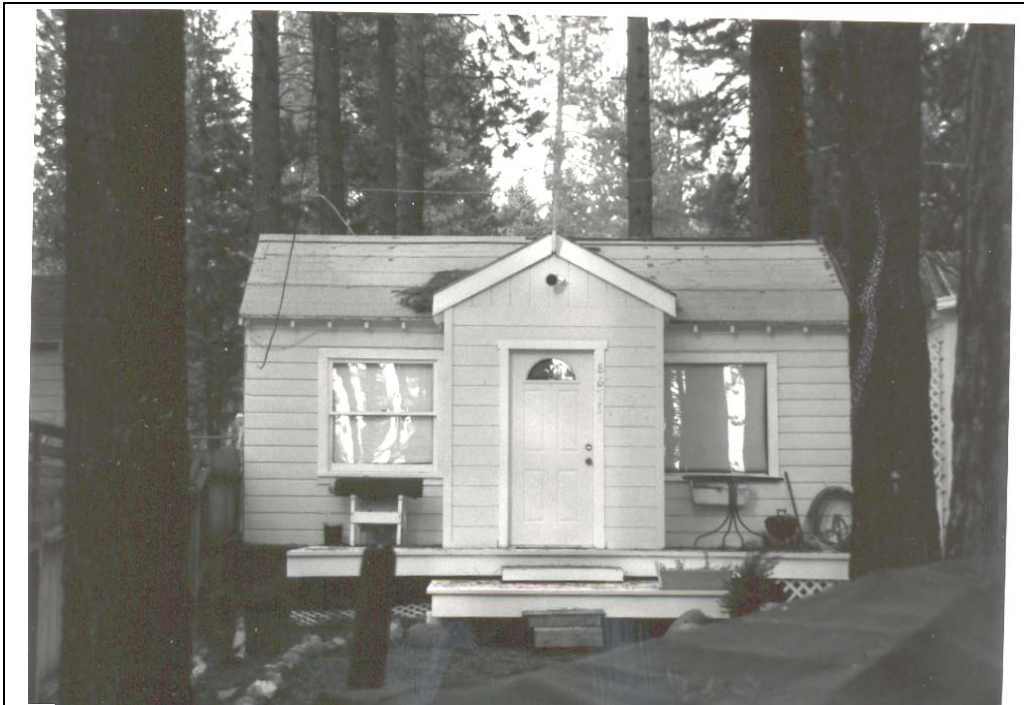
mN

e. Other Locational Data: APN 090-134-046

*P3a. Description: This property includes four residences and a small shed that may have been the pump house. Much of the property is covered by native vegetation. Building A is a one-story rectangular plan wood frame house. It has a side gable roof with open eaves and exposed rafters, clad with rolled composition material. Walls are clad with painted wood drop rustic siding. Windows are 1/1 wood double-hung and recent fixed. The door is recent panel with a semi-circular light. An enclosed gable entry has been added, with plywood T1-11 siding in the gable end. (continued)

*P3b. Resource Attributes: (HP2) single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:
090-134-046, Building A, View North.
KBB7, Fr.20. 01-20-03, 3:20 PM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1934

*P7. Owner and Address:

Duggan; Eugene Jay & Theresa May
P.O. Box 1431 Kings Beach CA. 96143

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 01-20-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report

: Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 4

*Resource Name or # K52

B1. Historic Name: Unknown

B2. Common Name: Duggan Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built and Effective Year: 1934

Modifications (c.1990s) to Building A include window, door, and entry addition.

Modifications to Building B include two c.1930s additions and a c.1990s window.

Modifications (c.1990s) to Building C include the door, porch, and storage bins.

Modifications (c.1990s) to Building D include a window and porch details.

The possible pump house does not appear to have been modified.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____

Original Location: _____

*B8. Related Features: Pump House

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the interwar period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. The recent entry and application of a new window dominate the main façade of Building A, causing diminished integrity of design, materials, and workmanship. Although modifications to buildings B, C, and D are relatively minor, the degradation of integrity of design, materials, and workmanship is relatively severe due to window and door replacements changing the size and orientation of wall openings and emplacing materials that overwhelm adjacent historic components on the small houses. The pump house retains its integrity of design, materials, and workmanship since it appears to be unmodified since original construction. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

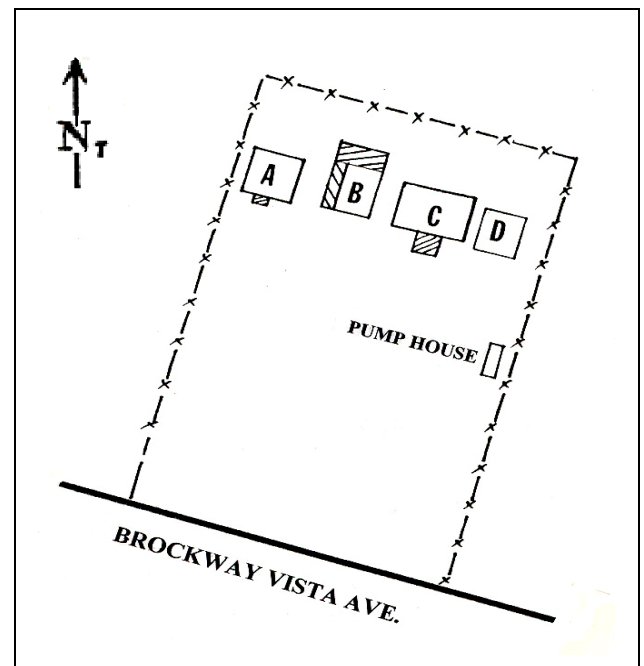
Additions are shaded on the sketch map.

*B14. Evaluator: John W. Snyder

P.S. Preservation Services, P. O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #K52

*Recorded by R. Reno and E. Bennett

Date 01-20-03

☒ Continuation ☐ Update

***P3a.**

Building B is a one-story rectangular plan wood frame house. It has a cross-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with painted wood drop rustic siding. Windows are one pane casement pane and recent fixed. The door is wood panel. The building has two additions, a shed on the west side and a gabled addition on the north end.

Building C is a one-story rectangular plan wood frame house. It has a side-gable roof with open eaves and exposed rafters, clad with composition shingles. A recent shed entry porch supported by simple posts is on the south side of the house. Walls are sheathed with unpainted wood drop rustic siding. Windows are wood 1/1 double-hung with lambs tongue drops. The door is a glass slider. A series of wooden storage bins have been attached along the west wall.

Building D is a 1½ story rectangular plan wood frame house. It has an end-gable roof with open eaves and exposed rafters, clad with composition shingles. Walls are clad with painted drop rustic siding. Windows are wood 1/1 double-hung with lambs tongue drops, wood three light paired casement windows, and aluminum sliding. A shed-roofed porch is on the south façade. This has recent lattice skirting. A series of plywood firewood bins and a plywood utility shed are attached to the building.

A small gable end outbuilding that is likely a pump house with drop rustic siding is also on the property. Unlike the other buildings, it does not appear to have been modified.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

Resource Name or # K52

*Recorded by R. Reno and E. Bennett

Date: 01-20-03

☒ Continuation ☐ Update

P5a: Photo



090-134-046, Building B left, Building C right. View NE.
Roll KBB1, Fr.28. 10-30-02, 12:05 PM.



090-134-046, Building D, View NE.
Roll KBB1, Fr.27. 10-30-02, 12:00 PM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K53

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
And

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T16N ; R ; ¼ of ¼ of Sec ; Mt Diablo B.M.

c. Address 8681 and 8685 Brockway Vista Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-034

***P3a. Description:** This property consists of two residences on a lot with native trees and unpaved parking areas. Building A is a one-story L-plan wood frame house. It has a side-gable roof with open eaves, recent fascia, and gutters, clad with composition shingles. Walls are sheathed with painted wood drop siding. The building has wood 1/1 double-hung windows with lambs-tongue drops. The flush door is recent. A recent deck has been added, along with cobble masonry skirting around part of the foundation. A recent large utility shed is attached to the north wall and a smaller shed is attached to the east wall. Both are made of plywood. Building B is a one-story complex plan wood frame house. It has a gable roof with open eaves, and recent fascia, clad with composition shingles. Walls are sheathed with painted wood drop siding. The building has wood 1/1 double-hung windows with lambs-tongue drops. The flush door is recent. A recent deck has been added, along with cobble masonry skirting around part of the foundation. Four small plywood shed additions cover half of the east wall.

***P3b. Resource Attributes:** (HP2) single family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

Overview, View NE.

Building "A" front, "B" rear.

Roll KBB12, Fr. 4, 3-28-03, 10:04 AM.

***P6. Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1938

***P7. Owner and Address:**

Robert D. Smyly

P.O. Box 695

Kings Beach, CA 96143

***P8. Recorded by: R. Reno, E. Bennett**

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

***P9. Date Recorded:** 4-28-03

***P10. Survey Type:**

Intensive Architectural

***P11. Report Citation:** J.W. Snyder, R. Reno, and C.D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K53

B1. Historic Name: Unknown

B2. Common Name: Smyly Houses

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: Assessor's Year Built: 1938.

Both Building A and Building B have been modified (c.1990s) with a deck, attached sheds, skirting, door, fascia, and gutters.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Applicable Criteria None

Period of Significance

Property Type

The resource is associated with the pre-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Addition of a recent deck and recent attached sheds, along with application of new skirting, new doors, new fascia, and new gutters to both buildings has caused a loss of integrity of design, materials, and workmanship, and severely compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

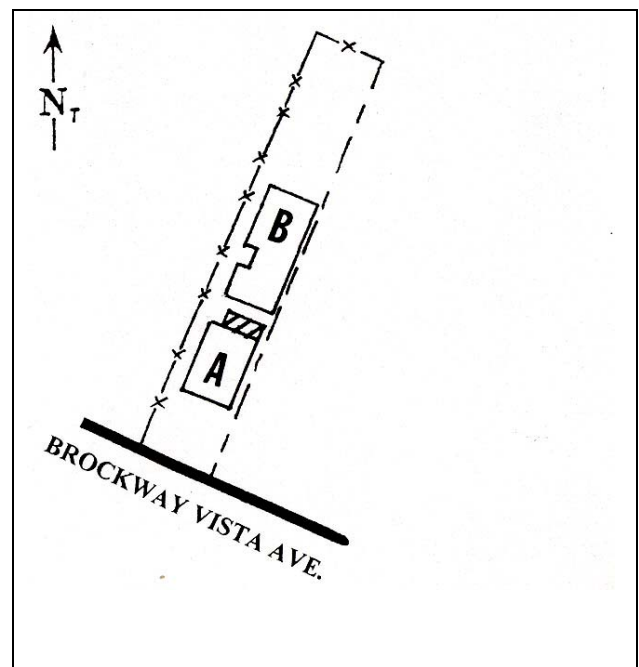
B13. Remarks:

Shading on the sketch map is an addition.

*B14. Evaluator: J. W. Snyder, P.S. Preservation Services
P.O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #K53

*Recorded by R. Reno and E. Bennett

Date 4-28-03

☒ Continuation ☐ Update



090-134-034 Building A, View N.
Roll KBB12, Fr.5. 3-28-03, 10:05 AM.



090-134-034 Building B, View NW.
Roll KBB12, Fr.6. 3-28-03, 10:06 AM

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 3

*Resource Name or #: K54

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted
And

*a. County Placer

*b. USGS 7.5' Quad Kings Beach

Date 1992 T16N ; R ; ¼ of ¼ of Sec ; Mt Diablo B.M.

c. Address 8693 Brockway Vista Avenue

City Kings Beach, CA

Zip 96143

d. UTM:

Zone

;

mE/

mN

e. Other Locational Data: APN 090-134-023

*P3a. Description: This property includes two residences on a yard with native trees and an asphalt driveway.

Building A is a 1½ story L-plan wood frame house. It has an end gable roof with open eaves and exposed rafters, clad with painted corrugated metal sheets. A narrow shed roof clad with shake shingles covers the shallow combination entry and bay window and extends the entire length of the south façade. Walls and gable ends are sheathed with painted V-rustic siding. The building has 6/1 and 1/1 wood double-hung windows along with recent large horizontally oriented fixed picture windows, recent storm windows, and a recent aluminum slider. Doors are wood panel with lights, recent metal storm, and recent panel with lights. A gable addition is on the west side. The building has a large wood front deck and a recent external cinder block chimney.

Building B is a one-story rectangular plan wood frame house. It has a side gable roof with fascia, clad with painted corrugated metal panels. Walls are sheathed with painted V-rustic siding. The building has aluminum sliding windows, recent flush door, and a wood front porch.

*P3b. Resource Attributes: (HP2) single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

090-134-023, View NE.

Building "A" front, "B" rear.

Roll KBB12, Fr.7. 3-28-03, 10:07 AM.

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric

☐ Both

Assessor's Year Built: 1954

*P7. Owner and Address:

Marcia A. Smith

P.O. Box 1383

Kings Beach, CA 96143

*P8. Recorded by: R. Reno, E. Bennett

Geoarch Sciences, Inc.

P.O. Box 734

Minden, NV 89423

*P9. Date Recorded: 4-28-03

*P10. Survey Type:

Intensive Architectural

*P11. Report Citation: J.W. Snyder, R. Reno, and C. D. Zeier. 2006. Historical Resources Evaluation Report:

Kings Beach Commercial Core Improvement Project. P.S. Preservation Services and Geoarch Sciences, Inc. Minden

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # K54

B1. Historic Name: Unknown

B2. Common Name: M. Smith Residence

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: Assessor's Year Built: 1954

Recent (c.1990s) modifications to Building A include the addition, windows, doors, and chimney.

Recent (c.1990s) modifications to Building B are all windows and the door.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown

Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

Area

Period of Significance

Property Type

Applicable Criteria None

The resource is associated with the post-World War II period when the Lake Tahoe basin was becoming popular as a weekend retreat and vacation destination. The resource has no known association with persons or events that made a significant contribution to local, state, or national history and does not appear to be eligible for listing in the National Register of Historic Places under criteria A or B. The resource is an unremarkable example of its type. Application of new windows and doors to both buildings and a new chimney to Building A has caused a loss of integrity of design, materials, and workmanship, and compromised integrity of feeling and association. Thus, the resource does not appear to be eligible under Criterion C. The resource was evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using criteria outlined in Section 5024.1 of the California Public Resources Code, and determined not to be a historical resource for purposes of CEQA. Finally, the resource was evaluated in accordance with Section 29 of the Tahoe Regional Planning Agency's Code of Ordinances, and determined not to be a historic resource as defined therein.

B11. Additional Resource Attributes:

*B12. References: Assessor's data

B13. Remarks:

Shaded area is an addition.

*B14. Evaluator: J. W. Snyder, P.S. Preservation Services

P.O. Box 2650, Carson City, NV 89702

*Date of Evaluation: September 2005

(This space reserved for official comments.)

